

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

FILED
U.S. BANKRUPTCY COURT
2025 FEB 20 P 2:06

In re:

BRITTNEY MICHELLE WATKINS,

Debtor.

: S.D.N.Y.
: Chapter 7 Y.

: Case No. 25-10264-lgb

**REQUEST FOR ORDER SHORTENING TIME FOR HEARING ON
MOTION TO CONFIRM NO AUTOMATIC STAY IS IN EFFECT OR,
IN THE ALTERNATIVE, FOR RELIEF FROM AUTOMATIC STAY**

TO THE HONORABLE LISA G. BECKERMAN,
UNITED STATES BANKRUPTCY JUDGE:

Jonathan Cornell (the "Movant"), respectfully requests that this Court enter an order shortening the time for notice and hearing on Movant's Motion to Confirm No Automatic Stay is in Effect or, in the Alternative, for Relief from Automatic Stay (the "Motion"), and in support thereof states:

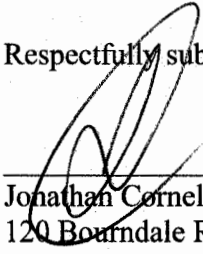
1. Cause exists to shorten time for the following reasons:
 - a. The Debtor is not prejudiced by expedited consideration because no automatic stay is in effect pursuant to 11 U.S.C. § 362(b)(22);
 - b. The Debtor has demonstrated an unwillingness to cure monetary defaults, having made no payments since December 2023;
 - c. A warrant of eviction was issued prior to the bankruptcy filing and execution is imminent;
 - d. Delay would cause substantial harm to Movant through continued loss of use and rental income from the Property.
2. Movant requests that the Court set the Motion for hearing on shortened notice.

WHEREFORE, Movant respectfully requests that this Court enter an order:

- A. Shortening the time for notice and hearing on the Motion;
- B. Setting the Motion for hearing at the Court's earliest convenience; and
- C. Granting such other relief as the Court deems just and proper.

Dated: February 20, 2025
Manhasset, New York

Respectfully submitted,



Jonathan Cornell
120 Bourndale Rd N
Manhasset, NY 11030

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X
In re:

BRITTNEY MICHELLE WATKINS,

Debtor.
-----X

:
: Chapter 7
:
: Case No. 25-10264-lgb
:

CERTIFICATE OF SERVICE

I, Jonathan Cornell, hereby certify that on February 20, 2025, I caused to be served a true and correct copy of the: (1) Notice of Motion, (2) Motion to Confirm No Automatic Stay is in Effect Pursuant to 11 U.S.C. § 362(b)(22) or, in the Alternative, for Relief from Stay, (3) Proposed Order, and (4) Request for Order Shortening Time for Hearing on Motion to Confirm No Automatic Stay is in Effect or, In the Alternative, For Relief From Automatic Stay and (5) all supporting exhibits, by first class mail, postage prepaid, upon:

Brittney M. Watkins 143 Admiral Lane, Unit 321 Bronx, NY 10473 (Debtor)

Jeb Singer J. Singer Law Group, PLLC One Liberty Plaza, 23rd Floor New York, NY 10006
(Attorney for Debtor)

Alan Nisselson Windels Marx Lane & Mittendorf, LLP 156 West 56th Street New York, NY
10019 (Chapter 7 Trustee)

Office of the United States Trustee U.S. Federal Office Building 201 Varick Street, Suite 1006
New York, NY 10014

I declare under penalty of perjury that the foregoing is true and correct.

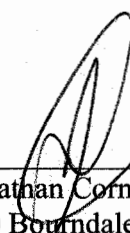
Dated: February 20, 2025
Manhasset, New York

Sworn to before me this
20th day of February, 2025



Notary Public

JENNY KIM
Notary Public, State of New York
Reg. No. 01KI6403281
Qualified in New York County
Commission Expires 01/21/2028



Jonathan Cornell
120 Boundale Rd N
Manhasset, NY 11030

LT-308077-24/BX



**Civil Court of the City of New York
County of Bronx Part _____
DECISION AND ORDER**

Jonathan Cornell

Petitioner(s)

-against-

Brittney M Watkins; Dominick F White; "John" "Doe" - Undertenant;
"Jane" "Doe" - Undertenant

Respondent(s)

Decision and Order for entry of Judgment is rendered based upon respondents failure to answer as follows:

Judgment of possession of the premises 143 Admiral Lane, Apt 321, Bronx, NY 10473 is granted in favor of:

(1) Jonathan Cornell

and against the following respondents determined to be in default:

(1) Brittney M Watkins

(2) Dominick F White

(3) "John" "Doe" - Undertenant

(4) "Jane" "Doe" - Undertenant

A money judgment is hereby granted in favor of:

(1) Jonathan Cornell

and against

(1) "John" "Doe" - Undertenant

(2) "Jane" "Doe" - Undertenant

(3) Brittney M Watkins

In the amount of \$0.00 \$ _____

Plus Interest: ☐ None ☐ Clerk to compute from _____☐ Interest

amount \$ _____

Plus Attorney Fees: ☐ None ☐ in the amount of \$0.00 \$ _____Plus Costs and Disbursements: ☐ None ☐ calculated by Clerk ☐ in the amount of \$ _____

For a Total Amount of \$ _____

Use and Occupancy: ☐ None ☐ set at \$0.00 \$ _____ per month

Additional Decision Detail:

Warrant of Eviction to issue forthwith

The earliest date execution of this warrant may occur pursuant to the order of the court is

Decision Date: 1/24/25

SO ORDERED
Judge, Civil Housing Court
Hon. Shorsh Ibrahim

Section 5020(c) of the Civil Practice Law and Rules requires that a satisfaction be filed with the clerk when the judgment is satisfied. Failure to do so subjects the judgment creditor to penalties.

Corrected

Civil Court of the City of New York
County of Bronx

Index # **LT-324389-24/BX**



Jonathan Cornell

Petitioner(s)

Decision / Order

-against-

Brittney M. Watkins; Dominick F. White; "John"
"Doe"; "Jane"
"Doe"

Respondent(s)

Recitation, as required by CPLR 2219(a), of the papers considered in the review of this motion:

Papers	Numbered
Order to show Cause/ Notice of Motion and Affidavits /Affirmations annexed	_____
Answering Affidavits/ Affirmations	_____
Reply Affidavits/ Affirmations	_____
Memoranda of Law	_____
Other	_____

Upon the foregoing cited papers, the Decision/ Order on the (motion / order to show cause) is

(granted /denied) for the following reason(s):

Petitioner testified he is the owner of the subject premises and submitted a certified deed (petitioner exhibit 1). The petitioner testified there is no agreement in effect for anyone to occupy the subject premises. Petitioner stated that he spoke with both Watkins and White regarding the military status of the occupants and was informed that no one who occupies the premises is in the military or dependent.

Based on the aforementioned testimony and taking judicial notice of the contents of the court file petitioner is awarded a final judgment of possession against Brittney M. Watkins, Dominick F. White; "John Doe" and "Jane Doe". The warrant shall issue forthwith and execution of the warrant is stayed to February 4, 2025. The earliest execution date is February 5, 2025. The warrant shall execute upon service of the marshal's notice. This constitutes the Decision and Order of the court.

Date: January 23, 2025

Hon. Bryant F. Tovar
Housing Court Judge

ENTERED
January 23, 2025
Bronx
Housing Court